

**NO TRANSFER
TAX PAID**

Doc # 2004012499
Book 7928 Page 0198

SHORT FORM QUITCLAIM DEED WITHOUT COVENANT

38-128

Gary C. Ferguson, of Waterville, Maine ("Grantor"), FOR CONSIDERATION PAID, grants to Gary C. Ferguson and Mary Denise Ferguson, whose mailing address is 151 Silver Street, Waterville, Maine 04901 (collectively, "Grantee"), as joint tenants, not as tenants in common, certain real property, together with any improvements thereon, located in the City of Waterville, Kennebec County, Maine and more particularly described on Exhibit A attached hereto and made a part hereof.

The premises herein conveyed is subject to a Commercial Mortgage Deed from Gary C. Ferguson, Trustee of the K-L-V Trust u/d dated August 1, 1978, as amended, to Kennebec Savings Bank dated March 28, 2003 and recorded in said Registry of Deeds in Book 7329, Page 301.

Being the same premises conveyed to the Grantor by deed from Gary C. Ferguson, as Trustee of the K-L-V Trust u/d dated August 1, 1978, as amended, of near or even date to be recorded in the Kennebec County Registry of Deeds.

WITNESS my hand and seal this 31st day of March, 2004.

WITNESS:

Carol A. Thompson
Name:

Gary C. Ferguson
Gary C. Ferguson

State of Maine
County of Kennebec, ss.

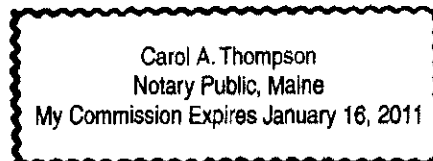
March 31, 2004

PERSONALLY APPEARED the above-named Gary C. Ferguson and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Carol A. Thompson
Name:

Notary Public / Attorney at Law
Notary Commission Expires:



VBSSN

EXHIBIT A

38-128

A certain lot or parcel of land located in the City of Waterville, County of Kennebec and State of Maine, along with all the improvements thereon, bounded and described as follows:

Situated on the northerly side of Silver Street in the City of Waterville, beginning at the southeasterly corner of the premises herein described at a point, now or formerly marked by a pin at the intersection of said northerly side of Silver Street with the westerly line of land, now or formerly of Peter Perikles; thence the southerly line of the property conveyed hereby runs S 73° 37' W by said Silver Street, one hundred forty-two (142) feet to a point, now or formerly marked by a pin at land, now or formerly of Conrad Halle; thence N 16° 10' W, forming an interior angle of 89° 47' with the line last mentioned, by said land, now or formerly of Conrad Halle and by land, now or formerly of Clarence Brewer, four hundred thirty (430) feet, more or less, to Messalonskee Stream; thence easterly by said Messalonskee Stream to said land, now or formerly of Peter Perikles; thence S 16° 10' E by said land, now or formerly of Peter Perikles, four hundred twenty-five (425) feet, more or less, to said Silver Street at the point of beginning and forming an interior angle of 90° 13' with the line first above mentioned.

In addition, the premises hereby conveyed includes all the right, title and interest of the grantor in and to any island in Messalonskee Stream lying west or north of the premises and any rights to the stream itself not reserved by law to the public. In addition, the premises shall include such rights in and to all land lying in all streets, highways, rights-of-way, and gores abutting on or appurtenant to the above-described premises which may have been conveyed to Robert L. Adam by Robert J. Carey by deed recorded at Book 1978, Page 230, in the Kennebec County Registry of Deeds or by any subsequent quitclaim deed to Robert L. Adam from any party.

Rights of way granted to or in use by any public utility company, district or other provider of public services.

Subject to the rights, if any, of Socony Mobile Oil Company, Inc., its successors and assigns, in underground gas tanks on the premises, if any.

Received Kennebec SS.
05/05/2004 9:43AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS